

A U S T I N C I T Y C O U N C I L

# AGENDA



Thursday, September 28, 2006

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**Item(s) from Council**  
**RECOMMENDATION FOR COUNCIL ACTION**

**ITEM No. 72**

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**Subject:** Approve a resolution directing the City Manager to work with the Design Commission to update and revise the Downtown Design Guidelines, to include recommendations on density bonus options that can be required in exchange for public amenities such as affordable housing, plazas and open space.

**Sponsor:** Council Member Lee Leffingwell

**Co-Sponsor1:** Council Member Brewster McCracken

**Co-Sponsor2:** Mayor Pro Tem Betty Dunkerley

**Additional Backup Material**

(click to open)

 **Resolution**

**For More Information:** Andy Mormon

**RESOLUTION NO.**

**WHEREAS**, the Downtown Design Guidelines have not been amended or updated since their original adoption in 2002; and

**WHEREAS**, Austin's current economy promises to bring new, denser development to the downtown area; and

**WHEREAS**, our current code sets density limits; and

**WHEREAS**, it may be beneficial to the city to allow development to exceed those density limits; and

**WHEREAS**, public open spaces such as plazas, arcades, pocket parks, bikeways and other infrastructure enhance the quality of life of Austin's citizens; and

**WHEREAS**, other cities, including New York City, have successfully developed density bonus options that allow greater density in exchange for amenities that provide public benefits, such as affordable housing, plazas, or open space; and

**WHEREAS**, the City has a resource in the Design Commission to advise council on issues of the built environment, including design guidelines, great streets, open space, civic art, and other community amenities;

**WHEREAS**, the Design Commission supports the efforts of the Affordability Housing Incentives Task Force to establish affordable housing density bonus options; **NOW, THEREFORE**,

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

The City Council directs the City Manager to work with the Design Commission to revise and update the Downtown Design Guidelines; and

**BE IT FURTHER RESOLVED:**

That the proposed revisions to the Guidelines include recommendations for Density Bonus options that would allow greater density in exchange for amenities that provide public benefits such as affordable housing, plazas, and open space.

**ADOPTED:** \_\_\_\_\_ 2006

**ATTEST:** \_\_\_\_\_

Shirley A. Gentry  
City Clerk